

134.0

Map

0003

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,315,200 /

USE VALUE: 1,315,200 /

ASSESSED: 1,315,200 /

Total Card /

Total Parcel

1,315,200

1,315,200

1,315,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		GRAY ST, ARLINGTON

OWNERSHIP

Owner 1:	HAJIAN DAVID
Owner 2:	GREENWALD MARY
Owner 3:	
Street 1:	90 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	GORMAN COLLEEN/TRUSTEE -
Owner 2:	GRAY ST REALTY TRUST -
Street 1:	90 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,556 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1925, having primarily Brick Exterior and 2657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12556		Sq. Ft.	Site		0	90.	0.63	10									717,010						717,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12556.000	590,500	7,700	717,000	1,315,200
Total Card	0.288	590,500	7,700	717,000	1,315,200
Total Parcel	0.288	590,500	7,700	717,000	1,315,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	494.99	/Parcel:	494.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	590,500	7700	12,556.	717,000	1,315,200	1,315,200	Year End Roll	12/18/2019
2019	101	FV	633,000	7900	12,556.	756,800	1,397,700	1,397,700	Year End Roll	1/3/2019
2018	101	FV	633,000	7900	12,556.	557,700	1,198,600	1,198,600	Year End Roll	12/20/2017
2017	101	FV	633,000	7900	12,556.	533,800	1,174,700	1,174,700	Year End Roll	1/3/2017
2016	101	FV	633,000	7900	12,556.	493,900	1,134,800	1,134,800	Year End	1/4/2016
2015	101	FV	549,900	8100	12,556.	414,300	972,300	972,300	Year End Roll	12/11/2014
2014	101	FV	549,900	8100	12,556.	404,700	962,700	962,700	Year End Roll	12/16/2013
2013	101	FV	549,900	8100	12,556.	385,600	943,600	943,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN COLLEEN	54556-170		4/16/2010		949,000	No	No		
GORMAN ERIN	48735-406		12/27/2006	Family		1	No	No	
GORMAN COLLEEN	47081-591		3/8/2006	Family		1	No	No	
GORMAN COLLEEN	43518-75		8/13/2004		850,000	No	No		
	17209-125		7/17/1986		319,900	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN COLLEEN	54556-170		4/16/2010		949,000	No	No		
GORMAN ERIN	48735-406		12/27/2006	Family		1	No	No	
GORMAN COLLEEN	47081-591		3/8/2006	Family		1	No	No	
GORMAN COLLEEN	43518-75		8/13/2004		850,000	No	No		
	17209-125		7/17/1986		319,900	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2004	1114	Redo Kit	6,000					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2004	1114	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2009	Measured	163	PATRIOT
12/6/2004	MLS	MM	Mary M
1/10/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/18/1992		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

